

LEON COUNTY ORDINANCE NO. _____

AN ORDINANCE AMENDING LEON COUNTY ORDINANCE NO. 92-11 TO PROVIDE FOR A CHANGE IN ZONE CLASSIFICATION FROM R-1 SINGLE FAMILY DETACHED RESIDENTIAL ZONING DISTRICT TO R-3 SINGLE-FAMILY DETACHED, ATTACHED AND TWO-FAMILY RESIDENTIAL ZONING DISTRICT IN LEON COUNTY, FLORIDA; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF
LEON COUNTY, FLORIDA:

SECTION 1. The Official Zoning Map as adopted in Leon County Ordinance No. 92-11 is hereby amended as it pertains to the following described real property:

RZ 459: From R-1 Single-Family Detached Residential Zoning District to R-3 Single-Family Detached, Attached and Two-Family Residential Zoning District.

Parcel ID# 2225206030000 (Sandra Perkins f/k/a Sandra L. Kelley f/k/a Sandra L. VanSandt)

Begin at the Northeast corner of the West Half of the Southwest quarter of Section 25, Township 1 North, Range 2 West; Leon County, Florida and thence run South 89 degrees 17 minutes 29 seconds West 212.20 feet, thence run South 00 degrees 06 minutes 43 seconds East along the Easterly boundary of a 150-foot powerline right-of-way 206.50 feet to a concrete monument, thence run South 89 degrees 45 minutes 49 seconds East 212.75 feet, thence run North 00 degrees 16 minutes 11 seconds West along the East boundary of the West Half of the Southwest Quarter of said Section 25 a distance of 210.0 feet to the POINT OF BEGINNING, containing 1.02 acre, more or less.

Parcel ID# 2225206070000 (Kenneth D. Shields)

A tract or parcel of land situate in the NE 1/4 of the SW 1/4 of Section 25, Township 1 North, Range 2 West, bounded as follows: Commence at the NE corner of the NE 1/4 of the SW 1/4 of said Section 25 and run thence South along the Quarter Section line a distance of 743.2 feet, which is the Point of Beginning; thence run West 330 feet, thence South 103.3 feet, thence East 330 feet, thence North 103.3 feet to the POINT OF BEGINNING, containing 0.78 acre, more or less.

Parcel ID# 2225206060000 (Denny D. White)

Lot 2B described as follows: Begin at a point three hundred and forty-three and three tenths (343.3) feet South of the Northeast (N.E.) corner of the Northeast Quarter (N.E.

1/4) of the Southwest Quarter (S.W. 1/4) of Section 25, Township 1 North, Range 2 West, and run thence West one thousand three hundred and twenty (1320) feet to a point, thence South one hundred and thirty-three and three tenths (133.3) feet to a point, thence East one thousand three hundred and twenty (1320) feet to a point, thence North one hundred and thirty-three and three tenths (133.3) feet to the point of beginning, containing four and four one-hundredths (4.04) acres more or less, as recorded in Deed Book 45, Page 46, of the Public Records of Leon County, Florida.

Lot 3B described as follows: Begin at a point four hundred and seventy-six and six tenths (476.6) feet South of the Northeast (NE) corner of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section 25, Township 1 North, Range 2 West, and run thence West one thousand three hundred and twenty (1320) feet to a point, thence South one hundred and thirty-three and three tenths (133.3) feet to a point, thence East one thousand three hundred and twenty (1320) feet to a point, thence North one hundred and thirty-three and three tenths (133.3) feet to the point of beginning containing four and four one hundredths (4.04) acres more or less, as recorded in Deed Book 264, Page 441, of the Public Records of Leon County, Florida.

Lot 4B described as follows: Begin at a point 609.9 feet South of the Northeast corner of the Northeast quarter of the Southwest quarter of Section 25, Township 1 North, Range 2 West and run thence West 1,320 feet to a point, thence South 133.3 feet to a point, thence East 1320 feet to a point thence North 133.3 feet to the point of beginning, containing 4.04 acres, more or less, as recorded in Deed Book 244 Page 589, of the Public Records of Leon County, Florida.

Parcel ID# 2225206410000 (Lola B. Shields)

A portion of that parcel of property described in Deed Book 45, Page 49, of the Public Records of Leon County, Florida, said portion being more particularly described as follows:

COMMENCE at a point 743.2 feet South of the Northeast corner of the Northeast Quarter of the Southwest Quarter of Section 25, Township 1 North, Range 2 West, and run West, along the northern boundary line of said described property, 330.00 feet to the POINT OF BEGINNING thence, leaving said northern boundary line, South 133.3 feet to a point on the southern boundary line of said described property; thence West, along the southern boundary line of said described property, 81.00 feet; thence, leaving said southern boundary line, North 133.3 feet to a point on the northern boundary line of said described property; thence East, along said northern boundary line, 81.00 feet to the POINT OF BEGINNING; containing 10,797 square feet (0.24 of an acre), more or less.

SUBJECT TO A LIFE ESTATE IN THE GRANTOR WHICH SHE SPECIFICALLY RESERVES UNTO HERSELF.

SUBJECT FURTHER TO A NON-EXCLUSIVE EASEMENT OVER THE SOUTH 30 FEET FOR INGRESS AND EGRESS.

Parcel ID# 2225206080000 (Beth B. White)(f/k/a Beth W. Garner)

Lot 6 B, described as follows: Begin at a point 876.5 feet South of the Northeast corner of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section 25, Township 1 North, Range 2 West, and run thence South 133.3 feet to a point on the South boundary line of the North Three-Fourths (N 3/4) of the said Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of said Section 25, Township 1 North, Range 2 West, as marked by an old fence line, thence West 1320 feet along said old fence line to the Southwest (SW) corner of the said North Three-Fourths (N 3/4) of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section 25, Township 1 North, Range 2 West, then North 133.3 feet to a point, thence East 1320 feet to the POINT OF BEGINNING, containing 4.04 acres, more or less.

Parcel ID# 2225206310000 (Beth B. White)

Commence at an iron pipe marking the Southeast corner of the West Half of the Northwest Quarter of Section 25, Township 1 North, Range 2 West, Leon County, Florida; and run thence South 00 degrees 16 minutes 11 seconds East 740.65 feet to a concrete monument for the POINT OF BEGINNING.

From said POINT OF BEGINNING, continue thence South 00 degrees 16 minutes 11 seconds East 745.67 feet to a concrete monument lying on the Northerly right of way boundary of the SEABOARD COASTLINE RAILROAD; thence run North 56 degrees 22 minutes 43 seconds West along said Northerly right of way boundary a distance of 512.56 feet to a concrete monument; thence leaving said Northerly right of way boundary and run North 00 degrees 06 minutes 43 seconds West 458.44 feet to a concrete monument; thence North 89 degrees 32 minutes 18 seconds East 424.22 feet to the POINT OF BEGINNING. Containing 5.874 acres more or less.

Parcel ID# 2225206390000 (Beth B. White)

COMMENCE at an iron pipe marking the Southeast corner of the West Half of the Northwest Quarter of Section 25, Township 1 North, Range 2 West, Leon County, Florida; and run thence South 00 degrees 16 minutes 11 seconds East 343.42 feet to the POINT OF BEGINNING.

From said POINT OF BEGINNING, continue thence South 00 degrees 16 minutes 11 seconds East 397.23 feet to a concrete monument; thence South 89 degrees 32 minutes 18 seconds West 424.22 feet to a concrete monument; thence North 00 degrees 06 minutes 43 seconds West 122.53 feet to a concrete monument lying on the Southerly right of way boundary of a 150.00 foot powerline easement; thence continue North 00 degrees 06 minutes 43 seconds West 150.00 feet to the Northerly right of way of said powerline easement; thence North 89 degrees 53 minutes 17 seconds East along said Northerly right of way boundary a distance of 60.00 feet; thence run North 00 degrees 06 minutes 43

seconds West along the Westerly right of way boundary of said powerline easement a distance of 129.49 feet; thence leaving said right of way boundary and run South 89 degrees 45 minutes 49 seconds East 363.12 feet to the POINT OF BEGINNING. Containing 3.710 acres, more or less.

SUBJECT TO a 150.00 foot powerline easement over and across the Northwesterly corner thereof.

Parcel ID# 2225204150000 (Beth B. White)

Commence at the Northwest corner of the Northeast Quarter of Section 25, Township 1 North, Range 2 West, Leon County, Florida; and run South 00 degrees 17 minutes 37 seconds West 1,322.37 feet to a point on the extension of a line 33 feet East of and parallel to the West boundary line of Barineau Road, thence South along said line 33 feet East of the West boundary line of Barineau Road a distance of 2,028.9 feet, thence East 30 feet to a point on the East boundary of Barineau Road, said point being the POINT OF BEGINNING, thence North along the East boundary of Barineau Road 120.0 feet, thence East 120.0 feet, thence South 120.0 feet, thence West 120.0 feet to the POINT OF BEGINNING, containing 0.33 acres, more or less.

AND ALSO:

Commence at the Northwest corner of the Northeast Quarter of Section 25, Township 1 North, Range 2 West, Leon County, Florida, and run South 00 degrees 17 minutes 37 seconds West 1,322.37 feet to a point on the extension of a line 33 feet East of and parallel to the West boundary line of Barineau Road, thence South along said line 33 feet East of the West boundary line of Barineau Road a distance of 2,131.6 feet, thence East 30 feet to a point on the East boundary of Barineau Road, said point being the POINT OF BEGINNING, thence North along the East boundary of Barineau Road 102.7 feet, thence East 120.0 feet, thence South 102.7 feet, thence West 120.0 feet to the POINT OF BEGINNING, containing 0.28 acres, more or less.

Parcel ID# 2225206100000 (Bobby F. Shields and Ellen M. Shields (Husband and Wife))

COMMENCE at a point 743.2 feet South of the Northeast corner of the Northeast quarter of the Southwest quarter of Section 25, Township 1 North, Range 2 West, and run West, along the northern boundary line of said property, 411.00 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING thence, leaving said northern boundary line of said described property, South 133.3 feet to a point on the southerly boundary of said described property, thence West, along the southern boundary line of said described property, 249.00 feet to the southeast corner of Official Record Book 406, Page 402, a distance of 133.3 feet to the northeast corner of said Official Record Book 406, Page 402 and to a point on the northern boundary line of said Deed Book 45, Page

49; thence East, along said northern boundary line, 249.00 feet to the POINT OF BEGINNING, containing 33,117 square feet (0.76 of an acre), more or less.

Parcel ID#2225206120000 (Bobby F. Shields and Ellen M. Shields, his wife)

A tract or parcel of land, situate in the NE 1/4 of the SW 1/4 of Section 25, Township 1 North, Range 2 West, bounded as follows: Commence at the NE corner of the NE 1/4 of the SW 1/4 of said Section 25 and run thence South along the Quarter Section line a distance of 743.2 feet, thence run West 660 feet to a point which is the Point of Beginning; thence run West 330 feet, thence South 133.3 feet, thence East 330 feet, thence North 133.3 feet to the POINT OF BEGINNING, containing 1.01 acres, more or less

ALSO: A non-exclusive easement for ingress and egress to the above described property over the following described real property, to wit: The South 15 feet of the East 660 feet of the following described property: Lot 5B described as follows: Begin at a point 743.2 feet South of the NE corner of the NE 1/4 of the SW 1/4 of Section 25, Township 1 North, Range 2 West, and run thence West 1320 feet to a point, thence South 133.3 feet to a point, thence East 1320 feet to a point, thence North 133.3 feet to the point of beginning, containing 4.04 acres, more or less.

A tract or parcel of land, situate in the NE 1/4 of the SW 1/4 of Section 25, Township 1 North, Range 2 West, bounded as follows: Commence at the NE corner of the NE 1/4 of the SW 1/4 of said Section 25 and run thence South along the Quarter Section line a distance of 743.2 feet, thence run West 990 feet to a point which is the Point of Beginning; thence run West 330 feet, thence South 133.3 feet, thence East 330 feet, thence North 133.3 feet to the POINT OF BEGINNING, containing 1.01 acres, more or less.

ALSO: A non-exclusive easement for ingress and egress to the above described property over the following described real property, to wit: The South 30 feet of the East 660 feet of the following described property: Lot 5B described as follows: Begin at a point 743.2 feet South of the NE corner of the NE 1/4 of the SW 1/4 of Section 25, Township 1 North, Range 2 West, and run thence West 1320 feet to a point, thence South 133.3 feet to a point, thence East 1320 feet to a point, thence North 133.3 feet to the point of beginning, containing 4.04 acres, more or less.

SECTION 2. All Ordinance or parts of Ordinance in conflict with the provisions this ordinance are hereby repealed to the extent of such conflict, except to the extent of any conflicts with the Tallahassee-Leon County 2010 Comprehensive Plan as amended which provisions shall prevail over any parts of this ordinance which are inconsistent, either in whole or in part, with the said Comprehensive Plan.

SECTION 3. If any word, phrase, clause, section or portion of this Ordinance shall be

held invalid or unconstitutional by a court of competent jurisdiction, such portion or words shall be deemed a separate and independent provision and such holding shall not affect the validity of the remaining portions thereof.

SECTION 4. This Ordinance shall become effective as provided by law.

DULY PASSED AND ADOPTED by the Board of County Commissioners of
Leon County, Florida, on this 22nd day of March, 2005.

LEON COUNTY, FLORIDA

Cliff Thael, Chairman
Board of County Commissioners

ATTEST:
Bob Inzer, Clerk of the Court
Leon County, Florida

By: _____

APPROVED AS TO FORM:
Leon County Attorney's Office
Leon County, Florida

By: _____
Herbert W. A. Thiele, Esq.
County Attorney